



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD15-26

APPLICANT: Huettners, Inc.

DATE: August 13, 2015

LOCATION: 5451 Huettner Drive
WARD: 8

TO: Interested Neighbors

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of Professional Offices

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a preliminary plat for the development of professional offices. This property is currently zoned I-1, Light Industrial District, and a change of zoning will not be required.

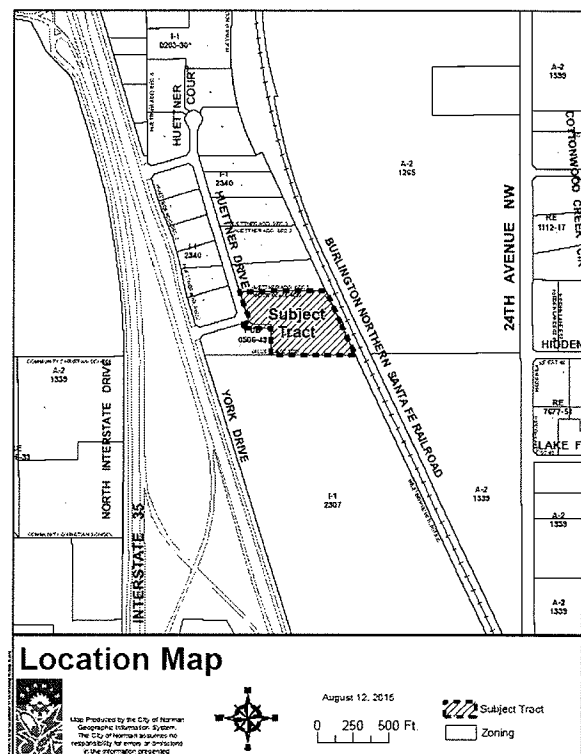
Please join us for a Pre-Development discussion of this proposal on Thursday, August 27, 2015 from 5:30 p.m. until 6:00 p.m. The meeting will be held in the Multi-Purpose Room of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns before applicants have finalized plans and prior to formal submission to the City of Norman. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern prior to submittal of a formal application, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Tom McCaleb, (405) 232-7715 between 8:00 a.m. and 5:00 p.m. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for Pre-Development Informational Meeting

Case No. PD 15-26

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER Huettners, Inc.	ADDRESS 5451 Huettner Dr. Norman, OK 73072
EMAIL ADDRESS tom.mccaleb@smcokc.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Tom McCaleb (405) 232-7715 BEST TIME TO CALL: M-F 8-5

☐ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located 5451 Huettner Drive.

and containing approximately 6.18 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

Existing property is zoned as I-1 this application is for revised preliminary plat for professional offices. No rezoning is required.

The current sizes of platted lots does not meet request from real estate offers. Need smaller lots to meet demand.

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This proposed development will necessitate (check all that apply):

☐ 2025 Plan Amendment ☐ Growth Boundary

☐ Land Use

☐ Transportation

☐ Rezoning to _____ District(s)

☐ Special Use for _____

☒ Preliminary Plat Valve Place Addition (Plat Name)

☐ Norman Rural Certificate of Survey (COS)

☐ Commercial Communication Tower

Items submitted:

- ☒ Deed or Legal Description
- ☒ Radius Map
- ☒ Certified Ownership List
- ☒ Written description of project
- ☒ Preliminary Development Map
- ☒ Greenbelt Enhancement Statement
- ☒ Filing fee of \$125.00

Current Zoning: I-1, Light Industrial

Current Plan Designation: Industrial

Concurrent Planning Commission Review Requested: X (plat only)

Received on: 8-10-15

at 3:35 a.m./p.m.

by mt

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VICINITY MAP
NOT TO SCALE

NOTES

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE TULSA PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
2. ALL PUBLIC UTILITIES SHALL BE IN A DEDICATED EASEMENT.
3. ALL SANITARY SEWER SHALL BE 8" UNLESS OTHERWISE NOTED.
4. EXISTING ZONING IS A-1.
5. ALL UTILITIES SHALL BE 6" UNLESS OTHERWISE NOTED.
6. LANDSCAPING WILL MEET OR EXCEED NORMAN ORDINANCES.



VALUE PLACE ADDITION
 PLAT OF LOT 2, BLOCK 1, OF HUETTNER ADDITION
 SECTION TWO



SMC Consulting Engineers, P

PROJECT NO: 9429.00
DATE: 08/11/15
SCALE: 1" = 40'
DRAWN BY: EHC
CHECKED: TOM L. MCALPIN
P.C. NUMBER: 13415

FINAL SITE
DEVELOPMENT PLAN

SHEET NO.
1

